115.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	878,700 / 878,700
					USE VALUE:	878,700 / 878,700
					ASSESSED:	878,700 / 878,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIVAN DGANIT &
Owner 2:	COHEN OFER
Owner 3:	
Street 1:	43 BRAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOSHIN S. PETER -
Owner 2:	WOLFE LISA H -
Street 1:	43 BRAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Clapboard Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5058.000	477,700	800	400,200	878,700
Total Card	0.116	477,700	800	400,200	878,700
Total Parcel	0.116	477,700	800	400,200	878,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.79 /Parcel: 443.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73832

GIS Ref

GIS Ref

Insp Date 09/07/18

!8940!

PREVIOUS ASSESSMENT

Parcel ID: 115.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	477,700	800	5,058.	400,200	878,700		Year end	12/23/2021
2021	101	FV	464,300	800	5,058.	400,200	865,300		Year End Roll	12/10/2020
2020	101	FV	464,400	800	5,058.	400,200	865,400	865,400	Year End Roll	12/18/2019
2019	101	FV	345,800	800	5,058.	405,900	752,500	752,500	Year End Roll	1/3/2019
2018	101	FV	343,200	800	5,058.	303,000	647,000	647,000	Year End Roll	12/20/2017
2017	101	FV	343,200	800	5,058.	274,400	618,400	618,400	Year End Roll	1/3/2017
2016	101	FV	343,200	800	5,058.	263,000	607,000	607,000	Year End	1/4/2016
2015	101	FV	328,100	800	5,058.	223,000	551,900	551,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:11:40

LAST REV

Date	Time
09/26/18	09:33:53
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8940

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOSHIN S. PETER	64030-52		8/4/2014		651,000	No	No		
STONE DANIEL/ET	27573-590		8/14/1997		242,000	No	No		Y

USER DEFINED

Prior Id # 1:	73832
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/3/1997	372	Manual	2,500					REPLACE BAL-WITH/W
5/14/1996	176	Manual	1,200					REPAIR SILLS

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	Meas/Inspect	CC	Chris C
12/12/2008	Meas/Inspect	345	PATRIOT
4/11/2000	Inspected	263	PATRIOT
2/8/2000	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5058		Sq. Ft.	Site		0	70.	1.13	5									400,219						400,200	

Total AC/HA:	0.11612	Total SF/SM:	5058	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	400,219	Spl Credit		Total:	400,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.2	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.33627450
Const Adj.:	0.98539007
Adj $ / SQ:	184.345
Other Features:	90695
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493525
Depreciation:	15793
Depreciated Total:	477732

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

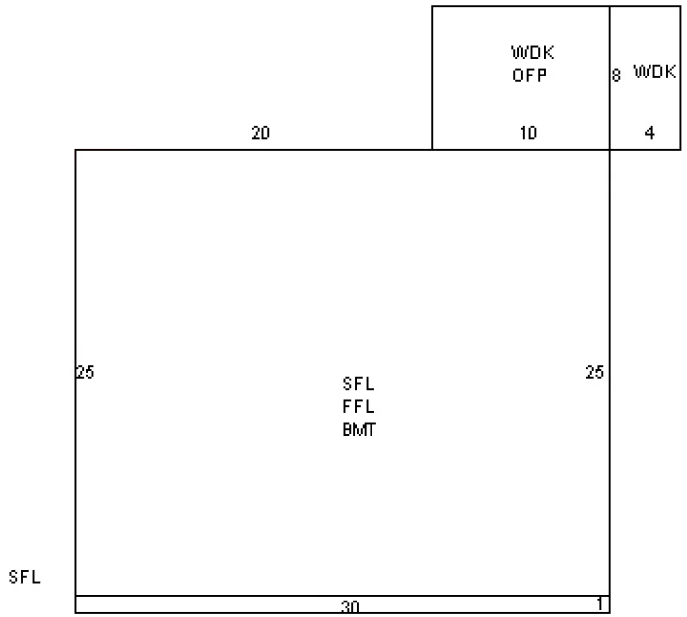
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	202.78
Special Features:	0	Val/Su Net:	193.24
Final Total:	477700	Val/Su SzAd	312.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	780	184.350	143,789
BMT	Basement	750	95.120	71,342
FFL	First Floor	750	184.350	138,259
WDK	Deck	112	14.710	1,648
OFP	Open Porch	80	36.580	2,927

Net Sketched Area:	2,472			Total:	357,965
Size Ad	1530	Gross Area	2472	FinArea	1980

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X30	A	AV	1984	3.50	T	28	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc